

092.0

0006

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,210,900 / 1,210,900

APPRAISED: 1,210,900 / 1,210,900

USE VALUE: 1,210,900 / 1,210,900

ASSESSED: 1,210,900 / 1,210,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		EPPING ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: EVANS KATHY P & MICHAEL A	
Owner 2:	
Owner 3:	
Street 1: 43 EPPING ST	
Street 2:	

Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474		Type:	

PREVIOUS OWNER	
Owner 1: 24 EPPING STREET LLC -	
Owner 2: -	
Street 1: 41 KATIE WAY	
Twn/City: TEWKSBURY	
St/Prov: MA	Cntry
Postal: 01876	

NARRATIVE DESCRIPTION
This parcel contains .149 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1961, having primarily Clapboard Exterior and 2880 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		

Census:	Exempt
Flood Haz:	

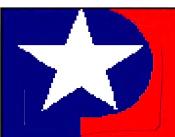
D	Topo	1	Level
s	Street		
t	Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Appraised Alt Spec J Fact Use Value Notes

101	One Family	6508	Sq. Ft.	Site	0	70.	0.95	5													

IN PROCESS APPRAISAL SUMMARY

IN PROCESS APPRAISAL SUMMARY							Legal Description			User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value		Legal Description			User Acct	
101	6508.000	780,200		430,700	1,210,900					59885	
Total Card	0.149	780,200		430,700	1,210,900		Entered Lot Size			GIS Ref	
Total Parcel	0.149	780,200		430,700	1,210,900		Total Land:			GIS Ref	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	420.45	/Parcel:	420.45	Land Unit Type:			Insp Date	
										04/23/20	

**USER DEFINED**

Prior Id # 1:	59885
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	05:45:22
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT								Parcel ID	092.0-0006-0014.0
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes
2022	101	FV	780,200	0	6,508.	430,700	1,210,900		Year end
2021	101	FV	758,200	0	6,508.	430,700	1,188,900		Year End Roll
2020	101	FV	175,700	0	6,508.	430,700	606,400	606,400	Year End Roll
2019	101	FV	165,400	0	6,508.	436,800	602,200	602,200	Year End Roll
2018	101	FV	165,400	0	6,508.	326,100	491,500	491,500	Year End Roll
2017	101	FV	165,400	0	6,508.	295,300	460,700	460,700	Year End Roll
2016	101	FV	165,400	0	6,508.	283,000	448,400	448,400	Year End
2015	101	FV	155,200	0	6,508.	239,900	395,100	395,100	Year End Roll

SALES INFORMATION

SALES INFORMATION					TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	
24 EPPING STREE	73683-296	1	11/20/2019		1,380,000	No	No			
BROWNE VIRGINIA	72012-272	1	12/14/2018	Change>Sale	515,000	No	No			
	9846-583		1/1/1901	Family		No	No	N		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
3/12/2019	327	Addition	200,000	O					4/23/2020	Measured	DGM	D Mann
10/9/2012	1282	Manual	3,985	C					1/23/2020	SQ Mailed	JO	Jenny O
11/30/2011	1562	Re-Roof	4,875						4/18/2013	Info Fm Prmt	EMK	Ellen K
									3/24/2009	Inspected	163	PATRIOT
									1/8/2008	Meas/Inspect	189	PATRIOT
									3/2/2000	Inspected	270	PATRIOT
									1/26/2000	Measured	263	PATRIOT
									12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																						
Type: 6 - Colonial	Sty Ht: 2T - 2 & 3/4 Sty	(Liv) Units: 1	Total: 1	Full Bath: 2	Rating: Very Good	A Bath:	Rating:	OF-SINK IN BMT ledge IN BSMT.				10	OSP	1	11	20																		
Foundation: 1 - Concrete	Frame: 1 - Wood	Prime Wall: 2 - Clapboard	Sec Wall:	3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Very Good	A HBth:	Rating:	OthrFix:	Rating:																					
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BEIGE		Kits: 1	Rating: Very Good	A Kits:	Rating:	Fpl: 1	Rating: Very Good	WSFlue:	Rating:																							
GENERAL INFORMATION				OTHER FEATURES								RESIDENTIAL GRID																						
Grade: B+ - Good (+)	Year Blt: 1961	Eff Yr Blt: 2019		Kits: 1	Rating: Very Good							1st Res Grid	Desc: Line 1	# Units 1																				
Alt LUC:		Alt %:		A Kits:	Rating:							Level	FY LR DR D K FR RR BR FB HB L O																					
Jurisdct: G21		Fact: .		Fpl: 1	Rating: Very Good							Other																						
Const Mod:		Lump Sum Adj:		WSFlue:	Rating:							Upper																						
				CONDOS INFORMATION								Lvl 2																						
				Location:								Lvl 1																						
				Total Units:								Lower																						
				Floor:								Totals	RMs: 8	BRs: 5	Baths: 2	HB 1																		
				% Own:																														
				Name:																														
DEPRECIATION				REMODELING				RES BREAKDOWN																										
Avg Ht/FL: STD	Prim Int Wal 1 - Drywall	Sec Int Wall:		Phys Cond: VG - Very Good	0.2 %	Functional:	%	Exterior:	No Unit	RMS	BRS	FL																						
				Economic:	%			Interior:	1	8	5	M																						
				Special:	%			Additions:																										
				Override:	%			Kitchen:																										
				Total:	0.2 %			Baths:																										
								Plumbing:																										
								Electric:																										
								Heating:																										
								General:																										
CALC SUMMARY				COMPARABLE SALES								SUB AREA				SUB AREA DETAIL																		
Bsmnt Flr: 12 - Concrete	Subfloor:	Bsmnt Gar: 1	Electric: 3 - Typical	Basic \$ / SQ: 130.00	Size Adj.: 1.14715910	Const Adj.: 1.04989493	Adj \$ / SQ: 156.572	Rate	Parcel ID	Typ	Date	Sale Price					Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
				Other Features: 136510	Grade Factor: 1.46	NBHD Inf: 1.00000000	NBHD Mod:									BMT	Basement	768	82,200	63,130	BMT	100	FLA											
				LUC Factor: 1.00	Adj Total: 781794	Depreciation: 1564	Deprecated Total: 780230	WtAv\$/SQ:	AvRate:	Ind.Val						FFL	First Floor	768	156,570	120,247														
								Juris. Factor: 1.00		Before Depr: 228.59						SFL	Second Floor	768	156,570	120,247														
								Special Features: 0		Val/Su Net: 258.77						TQS	3/4 Story	576	156,570	90,185														
								Final Total: 780200		Val/Su SzAd 369.41						OSP	Screen Porch	110	36,380	4,002														
																OPF	Open Porch	25	46,200	1,155														
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:					PARCEL ID 092-0-0006-0014.0				IMAGE				AssessPro Patriot Properties, Inc													
SPEC FEATURES/YARD ITEMS																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																	
																Total Yard Items:					Total Special Features:					Total:								
More: N																																		